



Address: [12609 PRICKLYBRANCH DR](#)
City: FORT WORTH
Georeference: 42205-17-4
Subdivision: TIMBERLAND-FT WORTH
Neighborhood Code: 3K600L

Latitude: 32.9562690552
Longitude: -97.2616345965
TAD Map: 2072-468
MAPSCO: TAR-022D



Google Map or type unknown

This map, content, and location of property is provided by Google Services.

PROPERTY DATA

Legal Description: TIMBERLAND-FT WORTH Block
17 Lot 4

Jurisdictions:

CITY OF FORT WORTH (026)
TARRANT COUNTY (220)
TARRANT COUNTY HOSPITAL (224)
TARRANT COUNTY COLLEGE (225)
KELLER ISD (907)

State Code: A

Year Built: 2007

Personal Property Account: N/A

Agent: None

Protest Deadline Date: 5/15/2025

Site Number: 41109961

Site Name: TIMBERLAND-FT WORTH-17-4

Site Class: A1 - Residential - Single Family

Parcels: 1

Approximate Size⁺⁺⁺: 1,409

Percent Complete: 100%

Land Sqft^{*}: 6,836

Land Acres^{*}: 0.1569

Pool: N

⁺⁺⁺ Rounded.

^{*} This represents one of a hierarchy of possible values ranked in the following order: Recorded, Computed, System, Calculated.

OWNER INFORMATION

Current Owner:

SALEH RAGY
BOTORIS MAREMAN

Primary Owner Address:

12770 CHITTAMWOOD TR
EULESS, TX 76040

Deed Date: 6/20/2023

Deed Volume:

Deed Page:

Instrument: [D223109348](#)

Previous Owners	Date	Instrument	Deed Volume	Deed Page
MEJIA NELSON;VEGA GLENDALY	12/19/2014	D214275519		
RICHEY GINA L	10/26/2012	D212266107	0000000	0000000
BOGGS KENNETH D;BOGGS LINDSEY	7/1/2009	D209181023	0000000	0000000
PRUDENTIAL RELOCATION INC	6/16/2009	D209181022	0000000	0000000
VETETOE SHANNON L	9/26/2007	D207354852	0000000	0000000
CENTEX HOMES	1/1/2006	0000000000000000	0000000	0000000

VALUES

This information is intended for reference only and is subject to change. It may not accurately reflect the complete status of the account as actually carried in TAD's database. [Tarrant County Tax Office Account Information](#).

Year	Improvement Market	Land Market	Total Market	Total Appraised ⁺
2025	\$195,000	\$65,000	\$260,000	\$260,000
2024	\$203,193	\$65,000	\$268,193	\$268,193
2023	\$209,337	\$65,000	\$274,337	\$218,164
2022	\$172,246	\$50,000	\$222,246	\$198,331
2021	\$130,301	\$50,000	\$180,301	\$180,301
2020	\$130,301	\$50,000	\$180,301	\$180,301

Pending indicates that the property record has not yet been completed for the indicated tax year.

+ Appraised value may be less than market value due to state-mandated limitations of value increases.

EXEMPTIONS / SPECIAL APPRAISAL

There are no exemptions for this property

Per Texas Property Tax Code Section 25.027, this website does not include exemption information indicating that a property owner is 65 years of age or older for unauthorized individuals.